



Tucson-Pima County Historical Commission
Plans Review Subcommittee

Thursday, November 12, 2009

LEGAL ACTION REPORT

1. Call to Order / Roll Call: 1:02 p.m.

Commissioners: Terry Majewski (Chair), Demion Clinco, Bill Mackey, Sharon Chadwick,
Patsy Waterfall

Staff: Frank S. Podgorski, Michael Taku, Jonathan Mabry, Aline Torres

2. Regular Cases:

HPZ 07-19 Rosenquist-Rehabilitation/Additions (Plan Update)/Installation of Skylights;
349-361 North Meyer Avenue (El Presidio Historic Preservation Zone)

Presentation by Jon Mirto, Poster Frost & Associates, on the update of an approved rehabilitation plan for "contributing historic" residential structures (HPZ 07-19) in the El Presidio Historic Preservation Zone. The former owner passed away and the property will be put on the market for sale. This plan update also includes the proposed installation of two flat skylights located on the rear of the structures not visible from the public right of way.

Motion by Bill Mackey to recommend the update of the plan as approved on October 3, 2007 with the installation of skylights as shown on the revised elevation drawings.

Seconded by Patsy Waterfall.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

HPZ 09-42 Blair-New Construction (Residence); 711 North 7th Avenue (West University Historic Preservation Zone)

Presentation by David Blair, property owner, on the construction of a duplex residential infill proposal located in the West University Historic Preservation Zone. Mr. Blair presented a comprehensive proposal that addressed all of the historic design elements as outlined in Section 2.8.8 of the City of Tucson Land Use Code. He enhanced his presentation with photographs of structures in this development zone demonstrating design and compatibility compliance. Wood windows and wood doors are to be labeled on the elevation drawings along with other details such as window sills, asphalt shingles and a smooth sand stucco finish. Commissioner Mackey stated that there was no need to include rafter tails (at least on the front elevation), corbels, lintels on the windows or expansion joints on the exterior walls. Mr. Blair

agreed to return to the next available plans review meeting on Thursday, November 19, 2009, with revised plans that incorporate all the details discussed with commissioners. Commissioners agreed to view the site with the proposed plan prior to the meeting on November 19th.

HPZ 09-43 Ross-Rehabilitation (Residence); 317-319-321 East 5th Street (West University Historic Preservation Zone)

Presentation by Terese Brown, Henderson Brown, Inc., representing the property owners, on the rehabilitation of an adobe triplex residential dwelling located in the West University Historic Preservation Zone. Due to its imminent collapse, the west elevation wall has been reconstructed with masonry block based on the recommendation of the State Historic Preservation Office (HPZ 98-06). The current proposal is for the reinstallation of the front porch (corrugated metal to match the roof on the principal structure) on the south elevation, corrugated metal roof on the existing rear addition, installation of clear light wood double-hung windows on the south and north elevations and an application of a smooth sand stucco finish on all elevations of the residence. Commissioners discussed all of the proposals and were in agreement on the rehabilitation plan.

Motion by Patsy Waterfall to recommend approval of this proposal as presented with the condition that clear light glass wood double-hung windows be installed on the north and south elevations.

Seconded by Bill Mackey.

Motion passed unanimously. Vote 4-0. Chair Majewski did not vote.

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3. Current Issues for Information/Discussion:

- a. Minor Reviews: HPZ 09-46 Curtin-Fence/Gate/Porch Repair/Front Doors/Paint;
233 North Main Avenue (El Presidio Historic Preservation Zone)
HPZ 09-48 Dehasse-Fence/Gates; 223 East 13th Street (Armory Park
Historic Preservation Zone)
- b. Appeals: No appeals at this time.
- c. Zoning Violations: Zoning violations are reported to the Code Enforcement Section of the Community Services Department (792-CITY). A city inspector is assigned to the complaint and if a zoning violation is verified, the property owner is referred to the historic review/approval process at Planning & Development Services Department to abate the zoning violation.
- d. Historic Preservation Zone Development Standards: Jonathan Mabry, City Historic Program Manager, reported that the input for revision of the Development Standards to the Planning Commission is quickly approaching. In order to have institutionalized documentation on demolitions of historically significant structures that are on or eligible for inclusion on the National Register of Historic Places, architectural documentation will be required prior to the issuance of a demolition permit by Planning & Development Services Department. Due to the increased number of historic reviews and the advent of the holidays, a special meeting

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for plans review will be held on Thursday, November 19, 2009 and a special meeting on December 14, 2009 to address the historic architectural documentation issue in the city's historic Development Standard 9.-08.

4. Call to the Audience: No one to speak.
5. Meeting adjourned at 2:27 p.m.